

CURRICULUM VITAE FOR

Patricia S. Albro
300 East 3rd, Suite 230
North Platte, NE 69101

PRESENT AFFILIATION:

Department of Property Assessment and Taxation Liaison for the following:

Office of the Custer County Assessor
Office of the Dawson County Assessor
Office of the Frontier County Assessor
Office of the Grant County Assessor

EXPERIENCE:

2002 to present: State of Nebraska, Department of Property Assessment and Taxation, North Platte, NE.

Position: Measurement Supervisor

Duties: Direct staff members to attain work goals and to ensure consistent application of administrative and program policies, procedures and standards. Confer with and advise staff to exchange information on and/or explain property tax application criteria, work policies, procedures and standards, to identify the type and impact of work problems and to formulate possible solutions to work problems. Train and coordinate staff in the policies and procedures of property tax application to maintain and improve the performance levels of employees through exposure to job knowledge and abilities necessary to perform the work in accordance with established performance standards, and direct staff on the procedures to be used to complete agency reports or processes. Review work prepared by staff to determine the appropriateness of decisions and actions taken by workers, to determine whether files are complete and accurate, to obtain information to use in evaluating the work performance and to meet administrative policies of the agency. Recommend and develop proposed changes to the Department's procedures, rules and regulations to improve the operations of the Department.

2001 to 2002: North Platte, Lincoln County, Nebraska

Position: Liaison

Duties: Lateral transfer from Chief Appraiser back to Liaison within the Department. Same duties as noted when first hired as a liaison from 1998 to 2000.

2000 to 2001: Ogallala, Keith County, Nebraska

Position: Chief Appraiser

Duties: Supervise the assessment of all real property within the county. Develop and maintain sales ratio statistics to determine the level of assessment throughout geographic areas. Assign, review and coordinate the work of staff. Analyze and implement appraisal techniques to insure uniform assessment of real property for tax purposes. Appear before county board of equalization and appeals.

1998 to 2000: North Platte, Lincoln, Nebraska

Position: Liaison

Duties: Observe, investigate and evaluate assessment and appraisal practices of individual county assessment offices. Annually write detailed narrative and statistical reports on each office. Assist or correspond with county assessors or others about the proper application of statutes, regulations, directives, policies and procedures. Mediate discussions between assessors and the Department or assessors and taxpayers. Represent the Department at meetings, workshops of assessors, hearings or other meetings as requested by the Property Tax Administrator.

1984 to 1998: Ogallala, Keith County, Nebraska

Position: Keith County Assessor

Duties: General supervision over and direction of the assessment of all property in Keith County. Management of budget and office staff.

1979 to 1984: Ogallala, Keith County, Nebraska

Position: Keith County Deputy Assessor

Duties: Under the direction of the Assessor took care of office management and procedures.

1973 to 1979: Ogallala, Keith County, Nebraska

Position: Keith County Assessors Office - Clerk

Duties: Clerical duties under the direction of the assessor and deputy assessor.

EDUCATION:

Courses from Mid Plains Community College:

Course #	Topic	Date
184	Real Estate Appraisal	Spring 1984
183	Real Estate Finance	Spring 1985
187	Real Estate Management	Fall 1986
182	Real Estate Principals and Practices	Fall 1986
185	Real Estate Law	Spring 1987
186	Real Estate Investment	Fall 1987

Courses from International Association of Assessing Officers:

Course #	Topic	Date
Course 1 (101)	Fundamentals of Real Estate Appraisal	1984
Course 2 (102)	Income Approach to Valuation	1986
Course 6 (600)	Fundamentals of Mapping	1988
Workshop	Contemporary Capitalization Methods & Techniques	1992
Course 301	Mass Appraisal of Residential Property	1993
Course 302	Mass Appraisal of Income Producing Property	1994
Course 300	Fundamentals of Mass Appraisal	1995
Course 402	Tax Policy	1997
Course 311	Residential Modeling	1998
Workshop 452	Fundamentals of Assessment Ratio Studies	1999
Workshop 155	Depreciation Analysis	1999
Course 310	Applications of Mass Appraisal Fundamentals	2000
Course 400	Assessment Administration	2001
Workshop 452	Fundamentals of Assessment Ratio Studies	2002
Course 201	Appraisal of Land (October 11-15)	2004

Continuing Education Courses:

Course #	Topic	Date
	The Basic Use & Understanding of the Residential Cost Handbook/Marshall&Swift	1985
	The Basic Use of the Marshall&Swift Valuation Service Square Foot Method	1985
	The Basic Use & Understanding of the Residential Cost Handbook/Marshall&Swift	1986
	The Basic Use of the Marshall&Swift Valuation Service Square Foot Method	1986
	Residential Appraisal Course - American Society of Appraisers	1989
#0176	The Square Foot Method - Marshall&Swift	1991
#0177	The Calculator Method - Marshall&Swift	1991
#0178	The Segregated Method - Marshall&Swift	1991
#A9001	Uniform Standards of Professional Appraisal Practice - The Moore Group	1991
#0268R	License Law Update - Randall School of Real Estate	1993
#C9444	Ed Tour '94 - Nebraska Appraiser Board	1994
#0240R	The Laws & Your Flaws - McMahon School of Real Estate	1995
#0392R	Implementing the License Law Act - McMahon School of Real Estate	1995
#C9401	USPAP Workshop - The Moore Group	1995
#C9777	Restructure & Revision of USPAP - Nebraska Appraiser Board	1997
#C9778	Attacking & Defending an Appraisal - Nebraska Appraiser Board	1997
#C9907	USPAP Workshop - The Moore Group	1999
#C2098	Tomorrow's Information Today - Nebraska Appraiser Board	2000
#C2099	Houses, Hotels, Farms & Factories - Cool Stuff for Hot Projects - Nebraska Appraiser Board	2000
#C9861	The TERC and Assessment Appeals - Mid Plains Community College, Real Estate Cont. Ed.	2000
#C2198	Highest and Best Use - Nebraska Appraiser Board	2001

#C2199	What's Happening to the Appraisal Profession - Nebraska Appraiser Board	2001
#C2201	USPAP Workshop - The Moore Group	2002
#C2210	960 Residential Sales Comparison Approach Seminar - The Moore Group	2002
#C9967	914 Appraising the Appraisal - The Moore Group	2002
#C2398	Are You Tired of Client Pressure?/Are You Caught in a Whirlwind? - Nebraska Appraiser Board	2003
#C2399	Where the Heck did That Number Come From? - Nebraska Appraiser Board	2003
#C2411	Mass Appraisal, Fee Appraisal, and Ad Valorem Taxation - Nebraska Appraiser Board (Mark Reynolds & Susie Lore, TERC presenters)	2004

Computer Courses from ASI:

Course #	Topic	Date
	Windows - Beginning	10/26-30/98
	Windows - Intermediate	12/07-11/98
	Word - Beginning	10/26-30/98
	Word - Intermediate	12/07-11/98
	Excel - Beginning	10/26-30/98
	Excel - Intermediate	12/07-11/98
	Outlook - Beginning	10/26-30/98
	Outlook - Intermediate	12/07-11/98
	Have worked with FoxPro and TerraScan for Department of Property Assessment & Taxation	

State of Nebraska Department of Revenue/State Tax Commissioner:

Course #	Topic	Date
	Assessors Annual Course of Training	1985
	Assessors Annual Course of Training	1989
	Assessors Annual Course of Training	1990
	Assessor's Administrative Workshop	1996

State of Nebraska Department of Property Assessment and Taxation/Property Tax Administrator:

Course #	Topic	Date
	Annual Course of Training	1998
	Annual Course of Training - Basic	1999
	Annual Course of Training - Advanced	1999
	Annual Course of Training	2000
	Aggregate Mining in Nebraska	2001
	Annual Course of Training	2001
	Valuation of Agricultural Property	2001
	Valuation of Lakefront Property	2001
	Annual Course of Training	2003
	Annual Course of Training	2004
	Public Service Distribution	2004

County Assessor's Association of Nebraska

Course #	Topic	Date
	Historical Capitalization Methods	2001
C9006	Introduction to the Income Approach to Value	2002
	The Appeal Process, Organizing Your Case, The Equalization Process, Preparing Your Exhibits, and the County Petition Process by: the Tax Equalization and Review Commission - 3 credit hrs (approved by Nebraska Appraisal Board)	2004
	Department of Property Assessment & Taxation Presentation - 3 1/2 credit hrs	2004
	tour Union Pacific Railroad's Bailey Yard - 3 1/2 credit hrs	2004
	Methamphetamines: by Nebraska State Patrol Instructor - 2 credit hrs	2004

Supervisory Courses

Course #	Topic	Date
	SuperVision; supervisory training by: The State of Nebraska	8/31-9/2-04

LICENSES/CERTIFICATIONS:

Assessor Certificate, 1978

General Certified Appraiser, 1992

OTHER:

Member IAAO - 1984